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Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Ref. No.

Date : 17 JAN 2019

To,

M/s Ratnam Corporation.,

A Partnership Firm,

Add. Ahmedabad

TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing **Survey/Block No. 1040** (Block/ Survey No.199/2 before Re-Survey) containing by admeasurments **7277 Sq.Mtrs.** as per F.P. admeasuring **4847 Sq.Mtrs.** situate, lying and being at Mouje Kathwada, Taluka : Dascroi in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) is belonging to ***M/s.Ratnam Corporation . A Partnership Firm.***

As per the instructions given by acting partner of said firm ***M/s Ratnam Corporation*** to investigate the title of the immovable non agricultural land. Hence I have taken necessary available searches through my search clerk of the records being maintained by the Revenue Authorities concerned and that of the District Registrar Ahmedabad and Sub - Registrar of Ahmedabad for the last more then 30 years viz.1988 to 2018 (the registration record of some year of Sub-



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Registrar's Office is destroyed/torn out/Not present and hence it can not be inspected and its search is not available, while computerized search is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also verify revenue record of the subject land and have gone through relevant documents/papers and have investigated the title to the land in question and report as under:-

1... As per mutation entry No. 101 Name of Bai Jethi Widow of Hiralal Govindas has been appeared as occupior and possessor of the land bearing survey no 476 in the year 1953.

2... As per mutation entry no. 343 Name of Shankarbhai Muljibhai Suthar has been appeared as occupior and possessor of the land bearing survey No. 430 in the year 1953.

3... Thereafter as per order issued by Taluka vide order no. RTS-301, Dtd.07/10/1953 the land bearing survey No. 476 has been transferred into the name of (1) Dr. Dayashankar Kanjibhai (2) Madhukar Venilal Maheta as the land has been gifted by said Bai Jadiben Widow of Harilal Govinddas to them and entry to that effects was mutated in the mutation register vide entry No. 374, dated 31/10/1953.



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4... Thereafter the name of Kantibhai Motibhai has been entered as a Tennant of the land bearing survey No. 476 and entry to that effect was mutated in the mutation register vide entry No. 482, dated 08/02/1955.

5... Thereafter the name of Gangabhai Visabhai has been entered as a Tennant of the land bearing survey No. 476 and entry to that effect was mutated in the mutation register vide entry No. 518, dated 10/02/1955.

6... Thereafter the name of Punjabhai Otambhai has been entered as a Tennant of the land bearing survey No. 430 and entry to that effects was mutated in the mutation register vide entry No. 624, dated 25/04/1955.

7... Thereafter, the name of Punjabhai Otambhai has been deteted as tenant of the land bearing survey No. 430 as he leave the possession of the land more than 2 years and entry to that effects was mutated in the mutation register vide entry No. 942, dated 31/08/1956.

8.... Thereafter, as per order of Government the said land decleared as **TUKDA** and entry to that effects was mutated in the mutation register vide entry No. 952, dated 17/11/1956.

9.... Thereafter, the name of Punjabhai Otambhai has been deteted as tenant of the land bearing survey No. 430 as he leave the possession of the land more



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than 2 years and entry to that effects was mutated in the mutation register vide entry No. 968, dated 15/06/1957

10... Thereafter the name of Chhababhai Dahyabhai has been entered as a Tennant of said land bearing survey no. 430 and entry to that effects was mutated in the mutation register vide entry No. 969, dated 25/06/1957.

11..... Thereafter the Co-owners and Co-occupiers of the said land of Survey No. 476 i.e. Madhukar Venilal Maheta had willingly repudiated and relinquished his right from said land in favour of Dayashankar Kanjibhai, Hence his name have been deleted from the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 997, dated 18/10/1957.

12.... Thereafter, said land loard i.e. Dyashankar Kanjibhai has been soldout the land bearing **Survey No. 476 paiki** admeasuring **1 Acares and 3 Guthas** to Tenant i.e. Gangabhai Visabhai and certificate of sale has been issued by Dy. Collector and entry to that effects was mutated in the mutation register vide entry No. 2094, Dtd. 09/10/1961.

13.... Thereafter, as per order issued by Add. Tribunal Mamlatdar vide order No. Ganot/Case No. 57,32-P, Dtd. 30/12/1963 the name of Chababhai Dayhabhai has been deleted as tennant and possession of said land bearing



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survey No.430 has been handed over to Owner of said land i.e. Shakrabhai Muljibhai and entry to that effects was mutated in the mutation register vide entry No. 2239, Dtd. 02/03/1964.

14.... Thereafter the owner and occupier of the said land bearing survey No.430 Shakrabhai Muljibhai Suthar died intestate leaving behind him his heir Bai Maniben Widow of Ambalal Shakrabhai, Kanubhai Ambalal, Manubhai Ambalal, Hence their names has been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 2533, dated 04/02/1967.

15..... Thereafter the Consolidation Scheme has been approved in said vilage Kathwada and the new Block No.199 has been given to said old survey No.430 and 476 and entry to that effects was mutated in the mutation register vide entry No. 3045, dated 03/10/1975.

16..... Thereafter, Tennants i.e Chhababahi Dayhabhai, Chaturbhai Dahyabhai and Jashubhai Dahyabhai has paid the purchase price to the land loard i.e. Maniben Ambalal and others and the land of above Block No. 199 allotted them and certificate under section 43 in form no. 9 has been issued by Mamlatdar and Krishipanch Dascroi, The effects of this mutation has been given in village form no. 6 by entry no. 3709, dated 15/11/1988.



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17.... Thereafter As per order issued by Viramgam Prant vide his office bearing order No. RTS/APPEAL/205/97, Dtd.05/01/1998 the application of applicant has been rejected which has been filled against Mutation Entry No. 3709 and entry to that effects was mutated in the mutation register vide entry No. 4582, dated 08/01/1998.

18.... Thereafter the co-owner and co-occupier of the Subject land i.e. Patel Chaturbhai Dayhabhai died on 26/01/2003 intestate leaving behind him his heirs Patel Pravinbhai Chaturbhai, Hiteshbhai Chaturbhai, Jagdishbhai Chaturbahi and Shakriben Widow of Chaturbhai Dayhabhai, Hence their names has been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 5015, dated 17/03/2003.

19.... Thereafter the co-owner and co-occupier of the subject land Chhababhai Dayhabhai died on 19/04/2010 intestate leaving behind him his heirs Ishwarbhai Chhababhai Patel, Kamlaben Chhababhai Patel, Shardaben Chhababhai Patel, Alkaben Chhababhai patel, Hence their names has been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 6644, dated 09/09/2010.

20.... Thereafter as per order issued by district collector of ahmedabad vide his office bearing order no. ACB/TNC/PREMIUM/S.R.184/2012,Dtd.31/12/2013 the restriction of restricted tenure has been removed from the subject



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land and said land converted into old tenure land for agriculture purpose and entry to that effect was mutated in the mutation register vide entry No. 7951, dated 03/01/2014.

21... Thereafter said land loads i.e. (1) Kamlaben Chhababhai Patel (2) Ishwarbhai Chhababhai Patel (3) Shardaben Chhababhai Patel (4) Hiteshbhai Chaturbhai (5) Jagdishbhai Chaturbhai (6) Shakriben Widow of Chaturbhai Dahyabhai (7) Jashubhai Dahyabhai (8) Pravinbhai Chaturbhai (9) Alkaben Chhababhai Patel has been soldout the land bearing **Survey/Block No. 199** ad-measuring **11535 Sq.Mtrs** to Krushnkantbhai Laljibhai Patel, Vinodbhai Nanjibhai Patel, Hasmukhbhai Nanjibhai Patel by executing a Reg. Sale deed No. 908, Dtd. 20/05/2014 and entry to that effects was mutated in the mutation register vide entry No. 8105, Dtd. 20/05/2014.

22.... Thenafter, as per order issued by DILR, Ahmedabad vide order No. DSO/DRK/PU.P/DU.P/139/13-14, Dtd. 04/09/2014 and Purvani Patrak No. 139 the land bearing Block No. 199 has been devided into Two Blocks as mentioned under...

Block No.	Area
199/1	4078 Sq.Mtrs.
199/2	7457 Sq.Mtrs.

Entry to said order was mutated in the mutation register vide entry No. 8271, dated 23/09/2014



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23.... Thereafter said land loards i.e. Krushnkantbhai Laljibhai Patel has soldout the land bearing **Survey/Block No. 199/2** admeasuring **7457 Sq.Mtrs.** to Prahladbhai Shivrambhai Panchal (20% Share), Pravinbhai Shivrambhai Patel (15 % share), Hirenbhai Bharatbhai Prajapati (5% Share), Tushar Bharatbhai Prajapati (5% Share), Ketankumar Ambalal Kachhadiya (20% Share), Ambalal Bechardas Kachhadiya (20% Share) by executing a Reg. Sale deed No. 2209, Dtd. 19/12/2014 and entry to that effects was mutated in the mutation register vide entry No. 8348, Dtd. 19/12/2014.

24.... Thereafter as per order issued by District Collector of Ahmedabad vide his office bearing order No. ACB/TNC/PREMIUM/KATHWADA/S.R.177/2015, Dtd. 12/10/2015 the restriction of restricted land has been removed and said land conveted into old tenure land for agriculture purpose and entry to that effect was mutated in the mutation register vide entry No. 8691, dated 12/10/2015.

25.... Thereafter, Said land loards i.e. Bharatbhai Prahladbhai panchal had applied befor the Collector Ahmedabad, to convert the agricultural land of Survey/Block No.199/2 admeasuring 4847 Sq.Mtrs. as per F.P. into Industrial Purpose. The Collector had allowed the application vide its order No.CB/ADM/T.B.KH/TATKAL/SEC.65/S.R.366/2015, Dtd. 13/01/2015 and entry to that effect was mutated in the mutation register vide entry No. 8795, dated 21/01/2016.



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26.... Thereafter the re-survey done in this village Kathwada and new **Block/Survey No.1040** has been given to said old **Block/Survey No.199/2** and entry to that effects was mutated in the mutation register vide entry No.8864, dated 08/09/2016.

27.... Thereafter said land loards i.e. Prahladbhai Shivrambhai Panchal, Pravinbhai Shivrambhai Patel, Hirnbhai Bharatbhai Prajapati, Tushar Bharatbhai Prajapati, Ketankumar Ambalal Kachhadiya , Ambalal Bechardas Kachhadiya has soldout the land bearing **Survey/Block No. 1024** (Old Survey/Block no.199/2) admeasuring **7457 Sq.Mtrs.** as per F.P. admeasuring **4474 Sq.Mtrs.** to **M/S Ratnam Corporation.,** A Partnership Firm by executing a Reg. Sale deed No. 8810, Dtd. 16/05/2018 and entry to that effects was mutated in the mutation register vide entry No. 9994, Dtd. 01/06/2018.

28... I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 30 years to the non agricultural land for Industrial purpose bearing **Survey/Block No. 1024** (Old Survey/Block no.199/2) admeasuring **7457 Sq.Mtrs.** as per F.P. admeasuring **4474 Sq.Mtrs.** Situate, lying and being at Mouje Kathwada, Taluka : Dascroi in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) and from that and also believing the documents/papers/copies etc. furnished in the case file shown to me be true and genuine.



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I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

- (1) Fulfillment of the Provision of the Land Revenue Code, Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Town Planning Act, Stamp Act, Registration act or any other act, rule/notification, gazette etc, which may apply.
- (2) Fulfillment of all the terms and condition mentioned in the orders issued for the scheduled and in any concerned case.
- (3) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.
- (4) Mutation entry No. 830 does not related to the subject land.
- (5) Names of Dalchand Chhignaji, Nasibullakhan Jamiullakhan and Vinodbhai Vishwanathbhai Chauhan has been wrongly written in the script of the Mutation Entry No. 8105, Dtd. 20/05/2014.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural land bearing **Survey/Block No. 1040** (Block/ Survey No.199/2 before Re-Survey) containing by admeasurments **7277 Sq.Mtrs.** as per F.P. admeasuring **4847 Sq.Mtrs.** situate, lying and being at Mouje



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Kathwada, Taluka : Dascroi in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol)

Date : 17 JAN 2019

Hiren A. Rajput

Advocate

Note of caution and disclaimer:-

- (1) In case....
If any deed(s) / writing etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owner.
- (2) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or transfer executed by karta of any H.U.F in past or heritance property owner.
- (3) This report is based only on the search of revenue records, record of sub-registrar and the documents and information provided by the concern party.
- (4) I have issued this report to only my client.

